

NEIGHBORHOOD PLAN UPDATE: TIMELINE

SPRING 2005

UW studio presented ideas at community workshop

SUMMER 2005

Background research, develop goals and policies

FALL 2005

Open house on neighborhood goals and policies (November 29)

WINTER 2006

Preliminary Comprehensive Plan amendments ready

Develop strategies to implement goals and policies

SPRING 2006

Community workshop on strategies to implement the goals and policies (April 4)

SUMMER 2006

Final community open house on plan (June 14)
Plan amendments finalized

FALL 2006

Council public hearing on plan
Council review of goals and policies

POTENTIAL 2007

Environmental review of height and density incentives

NEIGHBORHOOD CHARACTER

VISION FOR THE NEIGHBORHOOD

The proposed update to the South Lake Union Neighborhood Plan seeks to implement the vision of the 1998 neighborhood plan:

- A pervasive human scale ambiance consistent with a vital aesthetically pleasing, safe, and energetic neighborhood which embraces a dynamic intermixing of opportunities for working living and playing.
- Retention of a significant element of the area's commercial activities, including opportunities for business growth.
- A full spectrum of housing opportunities.
- Ecologically sound development and life-styles and promotion of ecologically sound business practices consistent within the regulatory environment.
- Ease of transportation for all modes within and through the area.
- A variety of open spaces serving the needs of the area and the city, with emphasis on Lake Union, the continued preservation thereof for a wide range of uses.
- A sensitivity to the area's history and historical elements.
- Coordination with plans of adjacent neighborhoods.



NEIGHBORHOOD PLAN UPDATE: BACKGROUND

The updated neighborhood plan will have four features:

1. Goals
2. Policies
3. Implementation strategies
4. Discussion sections

Goals

Goals describe the vision for the neighborhood in 2024.

Policies

Policies guide the city's future actions in implementing the goals over 20 years.

Most policies guide a range of City actions over time. If there is only one way to implement a policy, it is probably not a policy, but rather an implementation strategy.

Strategies

Strategies are specific actions to implement the Policies. Some actions may be specific short-term steps. Others may be longer-term activities.

Discussion

Discussion sections will provide background to the plan's goals and policies, and will describe the neighborhood's existing conditions and planned growth and change.

NEIGHBORHOOD CHARACTER

GOALS AND POLICIES 1

GOAL

- 1** A vital and eclectic neighborhood where people both live and work, where use of single-occupant vehicles is discouraged in favor of transit, walking and bicycles, and where there are a range of housing choices, diverse businesses, arts, a lively and inviting street life and amenities to support and attract residents, employees and visitors.

POLICIES

- 1** Encourage the co-location of retail, community, arts and other pedestrian-oriented activities in key pedestrian nodes and corridors.
- 2** Promote diversity of building styles and support the diverse characters of neighborhood sub-areas.
- 3** Encourage public and private developers to consider existing neighborhood character when designing projects adjacent to parks and historical sites.
- 4** Work with the community to develop strategies to make the neighborhood safe for all community members.
- 5** Encourage designs of public spaces and private buildings that can accommodate the needs of people with a range of ages and abilities, allowing residents to age in place.

GOAL

- 2** A neighborhood that recognizes its history as a maritime and industrial community and embraces its future as a growing urban center that provides for a wide range of uses.

POLICIES

- 6** Establish incentives to encourage preservation, reuse, and rehabilitation of historically significant structures in the neighborhood; explore incentives to encourage the adaptive reuse of other older buildings in the neighborhood that provide a visual reminder of the past and promote diversity of character and building types.
- 7** Support existing organizations that provide for an eclectic and livable community, including arts and culture, human services, maritime and educational organizations.
- 8** Seek to maintain a diversity of uses in the neighborhood, including maritime, industrial and downtown-core service businesses traditionally occupying the neighborhood.

NEIGHBORHOOD CHARACTER

GOALS AND POLICIES 2

GOAL

3

A neighborhood that serves as a regional center for innovative organizations and supports a diverse and vibrant job base.

POLICIES

9

Support the growth of innovative industries in South Lake Union, including biotechnology, information technology, environmental sciences and technology, and sustainable building.

10

Foster a collaborative and creative community through interaction among community members and different types of organizations in the neighborhood, including those engaged in arts and culture, human services and education, as well as neighborhood businesses and organizations.

GOAL

4

A neighborhood where arts and culture thrive, with attractions for citywide audiences and a broad range of arts and cultural organizations.

POLICIES

11

Encourage characteristics that favor a sustainable arts and cultural presence, including affordable and adaptive venues for making, performing and displaying art that meet the diverse needs of artists and arts organizations.

12

Provide for a livable community by encouraging artistic activities that create a positive street presence.

13

Seek to incorporate the arts into the design of public projects and the use of public spaces.

NEIGHBORHOOD CHARACTER

GOALS AND POLICIES 3

GOAL

5

A neighborhood that supports this and future generations by providing community-based historical, cultural, artistic and scientific learning and enrichment activities for children, residents, employees and visitors.

POLICIES

14

In order to support neighborhood families, encourage existing and new schools and childcare facilities in South Lake Union and adjacent neighborhoods.

15

Recognize the heritage of the neighborhood and the rich diversity of neighborhood businesses and organizations as opportunities for learning.

16

Encourage the development of higher education, apprenticeship and internship opportunities and adult learning offerings that build on the innovative climate of the community.

SOUTH LAKE UNION

NEIGHBORHOOD SUBAREAS

Waterfront Subarea

This subarea maintains the neighborhood's water dependent activities and strives to build on the maritime nature of the area. Lake Union Park and the Center for Wooden Boats helps connect the neighborhood to the lake and to its maritime heritage.



Dexter Subarea

This area is the most undefined area of the neighborhood, with a variety of building types and forms that house a diverse range of uses. Its views of Lake Union to the east coupled with its strong north-south streets create an interesting lattice of connections.



South Lake Union Subareas



Fairview Subarea

Home to the Fred Hutchinson Cancer Research Center, this area's character is shaped by its recent growth as a center for biological research.



Cascade Subarea

Supporting a mixture of commercial, residential and social services, this area has a reputation for its sustainable infrastructure and local improvement projects that maintain a creative, collaborative and eclectic nature. Its focal point is Cascade Playground with the Cascade P-Patch and Cascade People's Center.



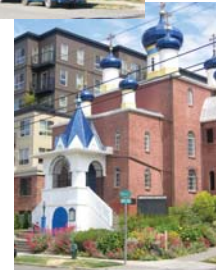
Denny Park Subarea

This subarea consists of a diverse mix of buildings and uses. It is anchored by Denny Park to the south and terminates at Mercer Street to the north. Denny Park Lutheran Church and Seattle Unity Church are character defining buildings in this subarea.



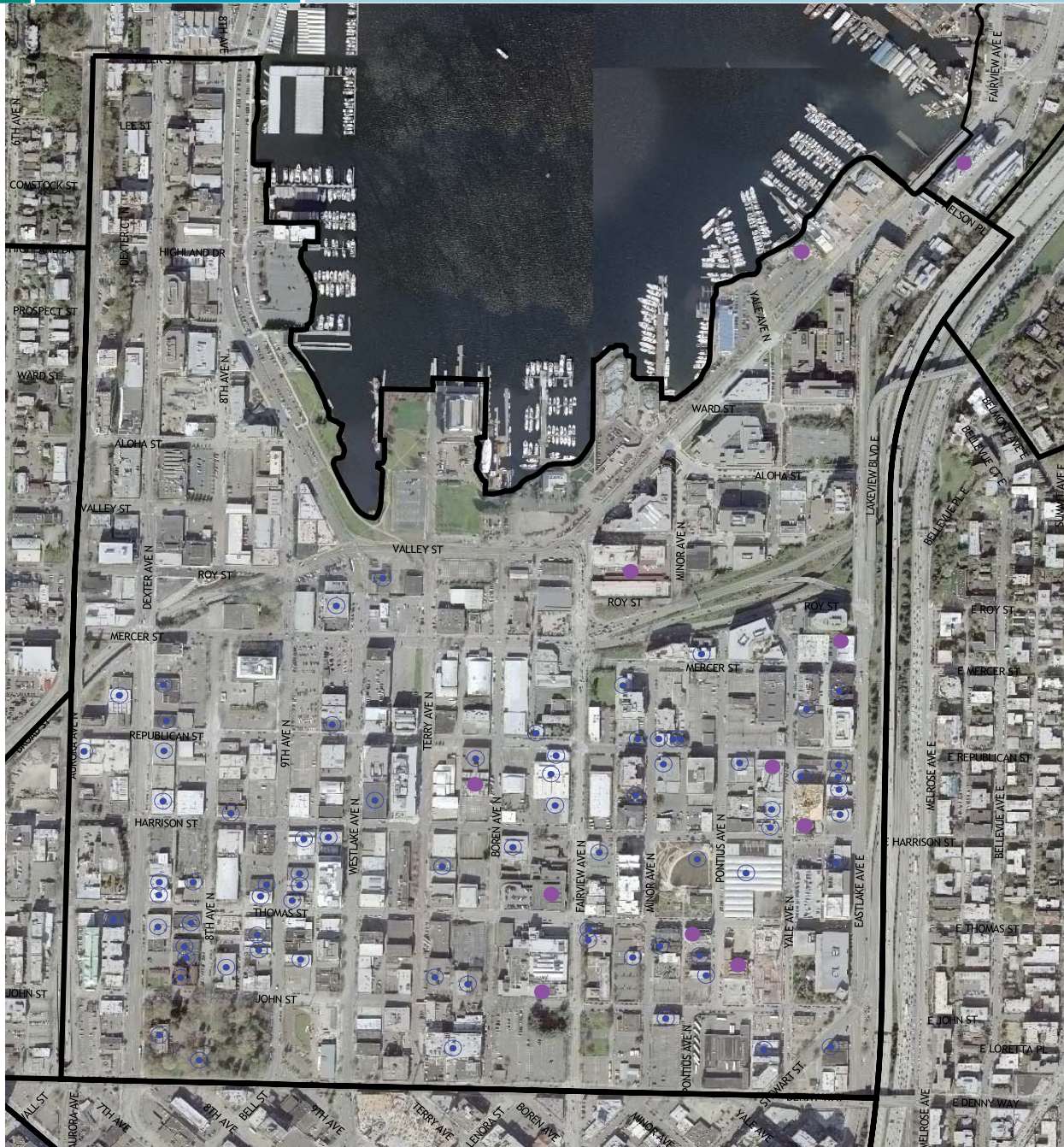
Westlake Subarea

The key commercial spine of the neighborhood, the Westlake Corridor has a variety of retail businesses along the street, housed in a range of building sizes and types. The area's historic industrial uses help to define the character of this subarea.



SOUTH LAKE UNION

HISTORIC SURVEY INVENTORIED BUILDINGS



- City of Seattle Landmarks
- Other Inventoried Sites



1000 Denny Way part
1167 Mercer St
1170, 1172 Republican St
1206 Republican St
1210 Republican St
1255 Harrison Street
1331 Stewart St
215 Pontius Ave N
216 9th Ave N
217 9th Ave N
221 Minor Ave N
223 Pontius Ave N
224-226 Minor Ave N
227 9th Ave N

228 Dexter Ave N
230 Fairview Ave N
231 Dexter Ave N
234 Fairview Ave N
300 Dexter Ave N
300 Dexter Ave N
305 9th Ave N
308 9th Ave N
309 8th Ave N
309 9th Ave N
327 Eastlake Ave E
334 Boren Ave N
401-405 Yale Ave N
405 Fairview Ave N
409 Eastlake Ave E
413 Fairview Ave N
413 Minor Ave N
417 Minor Ave N
420 Pontius Ave N

421 Eastlake Ave E
424 Minor Ave N
425 Eastlake Ave E
429 Eastlake Ave E
434 Yale Ave N
500 Dexter Ave N
502 Minor Ave N
513 Dexter Ave N
516 Yale Ave N
777 Thomas St
Bernard Import Bodyworks
Brace Lumber
Bricklayers' International
Carolina Court
Cascade Park
Day Wireless
Denny Park
Denny Park Lutheran Church
Durant Motor Company

Firestone Tire
Ford Assembly Plant
Fred Rogers Building
Fuller Brush Building
Gilbert & Sullivan Society
Harrison Apartments
Heat OFC Building
Hemphill School
Holly Press
Hostess Bakery
Immanuel Lutheran Church
Jensen Block Apartments
Kaufer's Christian Books
Kelly Goodwin Hardware
Krekow Jennings
Lake Union Steam Plant
M.Vs. Thea Foss, Malibu
Metal Arts Group Building
New Richmond Laundry Bldg

Optech Camera Supply
Republican Street Apartment
Rodgers Tile Company
Seattle Lithographics Building
Seattle Parks Department Building
Seattle Times Building
Seattle Times Building
St. Spiridon Russian Orthodox
Supply Laundry Building
The Brewster
The Carlton
Troy Laundry
Unity Church of Truth
Van Vorst Building
W. O. McKay Ford Dealership

June 12, 2006

SOUTH LAKE UNION

DESIGNATED CITY OF SEATTLE LANDMARKS



Ford Auto Plant/Shurgard



Jensen Block



**Lake Union Steam
Plant and Hydro
House/Zymogenetics**



Immanuel Lutheran Church



Van Vorst Building



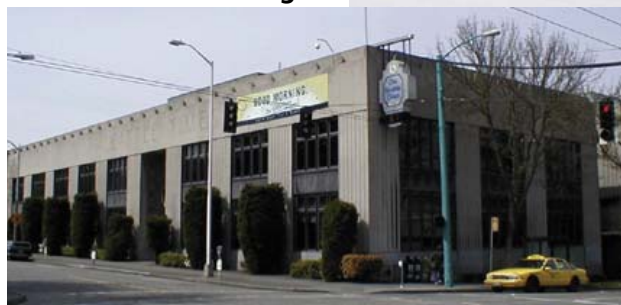
**St. Spiridon Russian
Orthodox Cathedral**



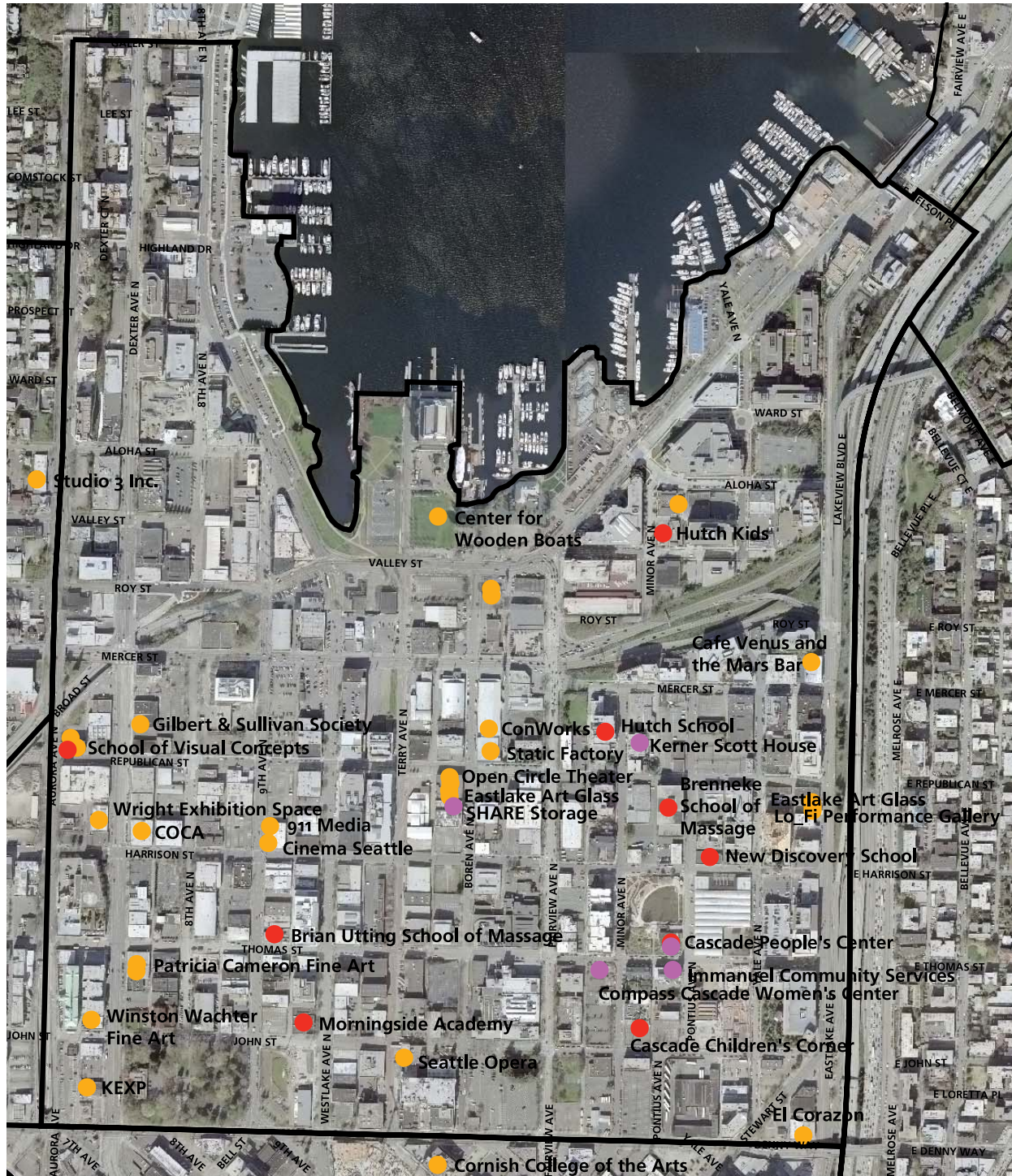
New Richmond Laundry



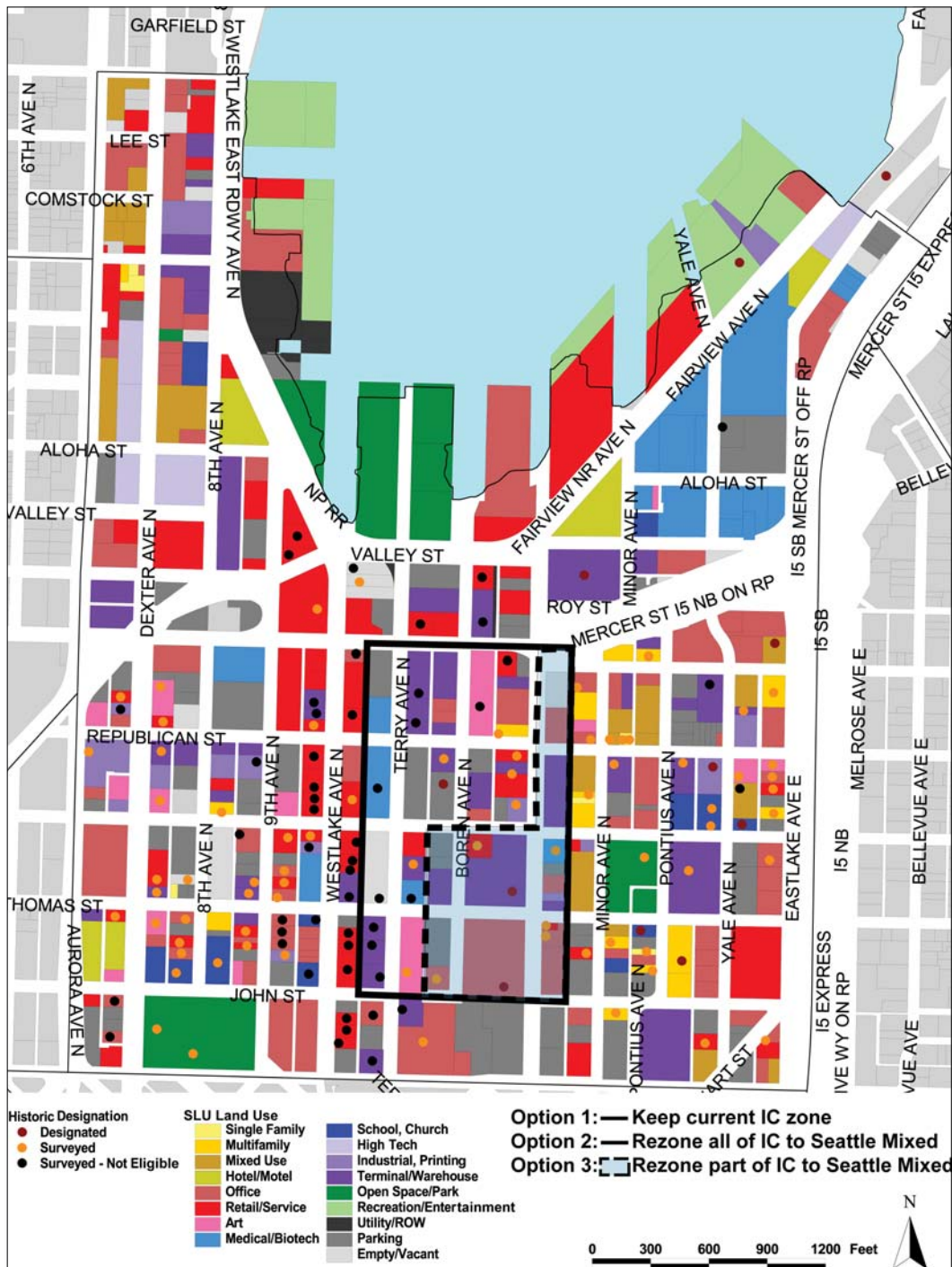
Seattle Times Building



**Troy Laundry
Building**



SOUTH LAKE UNION IC REZONE



LAND USE INCENTIVES USED IN DOWNTOWN SEATTLE

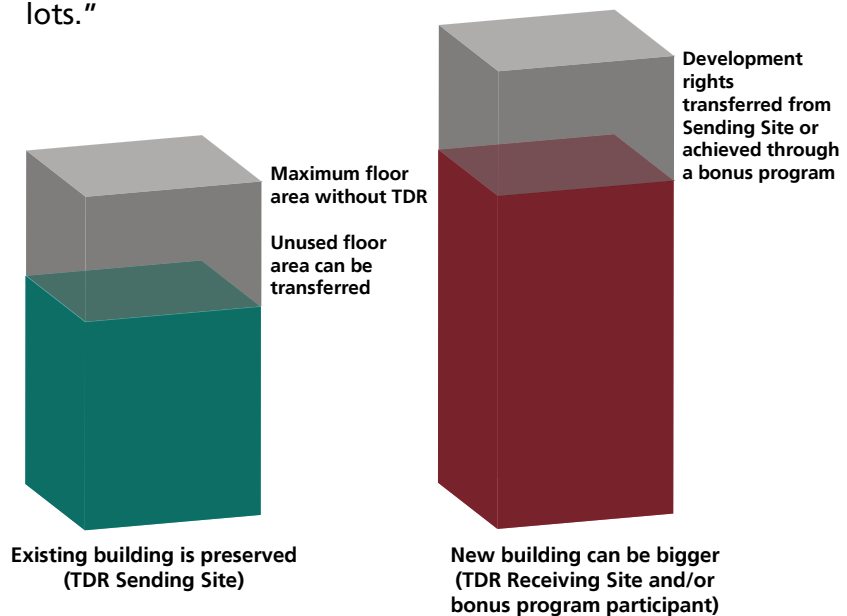
Background

Downtown Seattle uses a number of voluntary land use tools that allow a developer to build a larger building if the impacts can be offset. These tools are being considered for South Lake Union as part of the neighborhood plan update.

TDR (Transfer of Development Rights)

TDR programs help achieve a more variable scale of buildings in downtown by simply allowing density to be moved from one site to another.

In Downtown, lots with existing affordable housing, new open space, or landmark buildings are eligible “sending lots.”



Development Bonuses

Bonus programs allow developers to build larger buildings if they mitigate the impacts of the additional size.

In Downtown, bonus programs fund affordable housing, subsidize child care and provide for human services facilities.

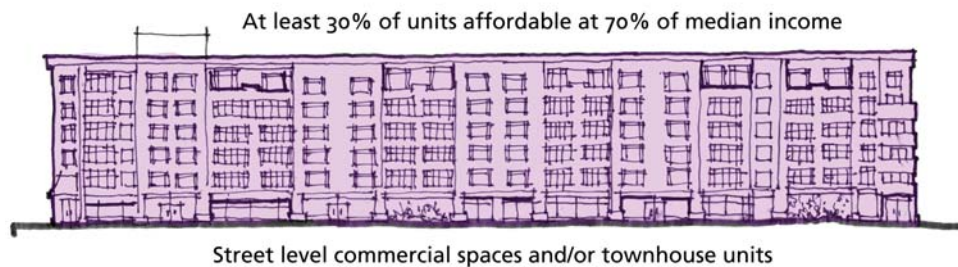
Exemption

Some types of facilities are exempted from maximum size limits, allowing them to be built without significantly increasing the costs.

In Downtown, child care, human services, museums, performing arts theaters, housing and live-work units are all exempt from FAR limits.

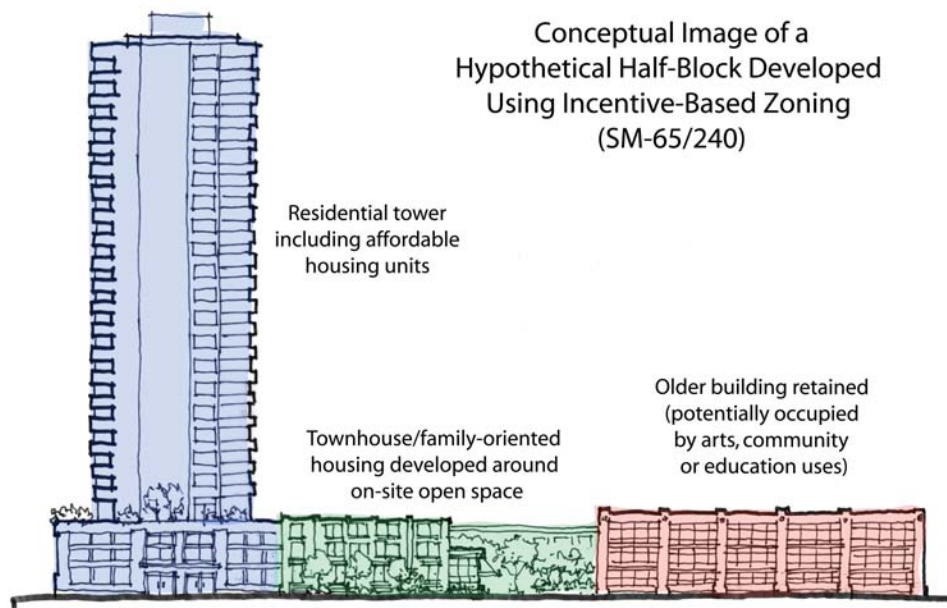
CURRENT ZONING

1/2 Block Residential Development
Under Current
South Lake Union Zoning (SM-65)



POTENTIAL ZONING

Conceptual Image of a
Hypothetical Half-Block Developed
Using Incentive-Based Zoning
(SM-65/240)

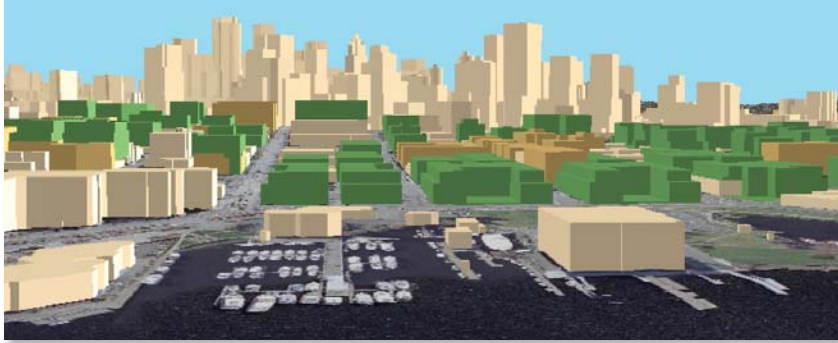


Disclaimer: Details of a South Lake Union incentive zoning program need to be further developed.
Some of these elements may be different under a final program.

**SOUTH
LAKE
UNION**

NEIGHBORHOOD CHARACTER

3-D MODELING – EXISTING ZONING



Looking south over
Lake Union



**South Lake Union Urban Center
Existing Zoning**



Looking southeast from
Queen Anne Hill



Looking east from the
Space Needle

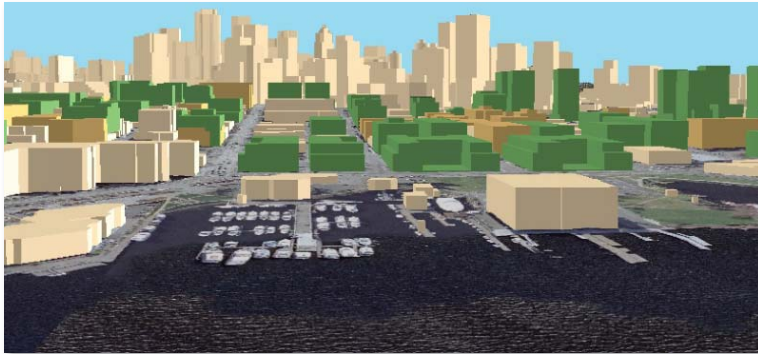


Looking west from Capitol
Hill (Denny and Bellevue)

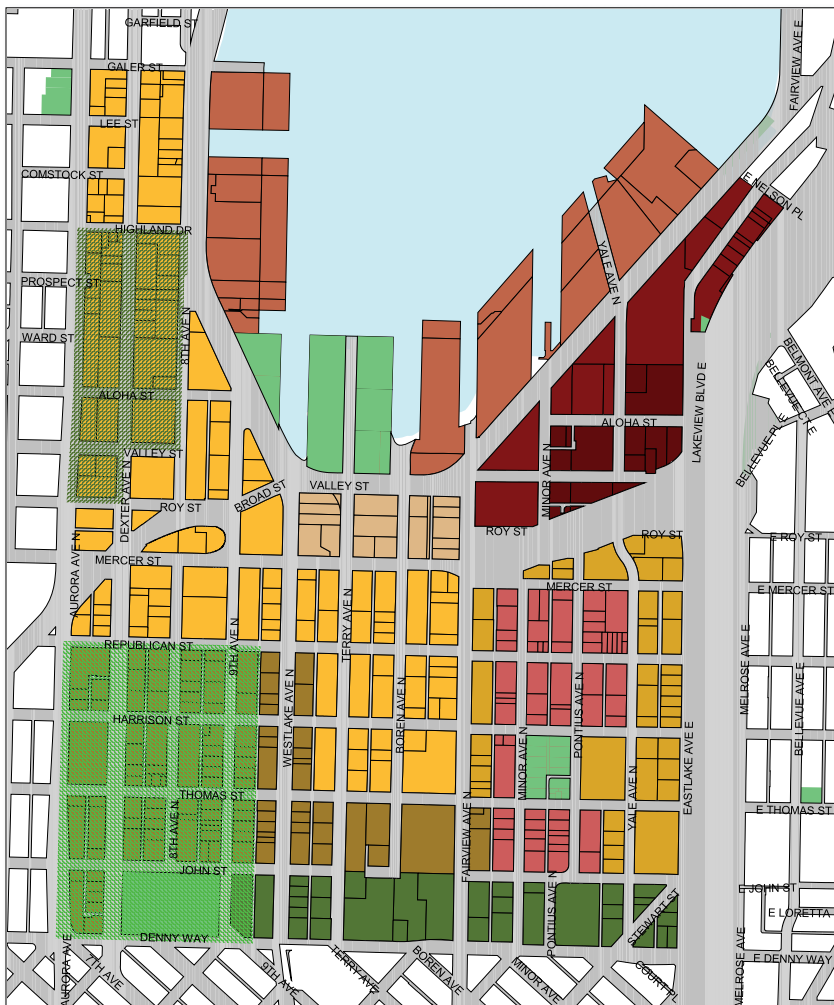
**SOUTH
LAKE
UNION**

NEIGHBORHOOD CHARACTER

3-D MODELING – SMALLER AREA



Looking south over Lake Union



South Lake Union Urban Center Option 1: Additional height allowed in smaller area

Additional height allowed for residential
projects participating in incentive program
Up to 125 feet
Up to 240 feet

Base Zoning	
C2-40	SM-40
C2-65	SM-65
C2-85	SM-75
IC-65	SM-85
IC-85	SM-125
	SM/R 55/75



Looking southeast from
Queen Anne Hill



Looking east from the
Space Needle

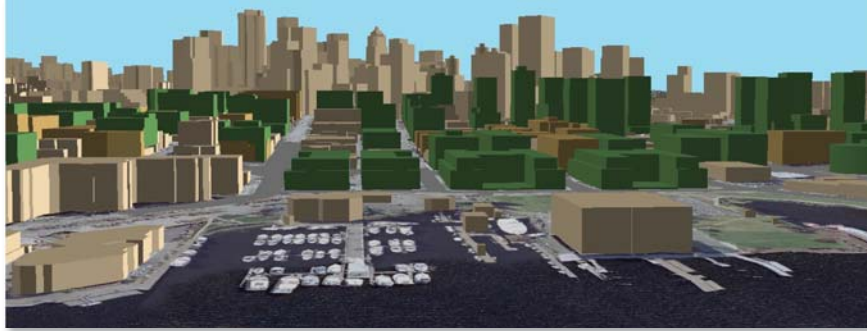


Looking west from Capitol
Hill (Denny and Bellevue)

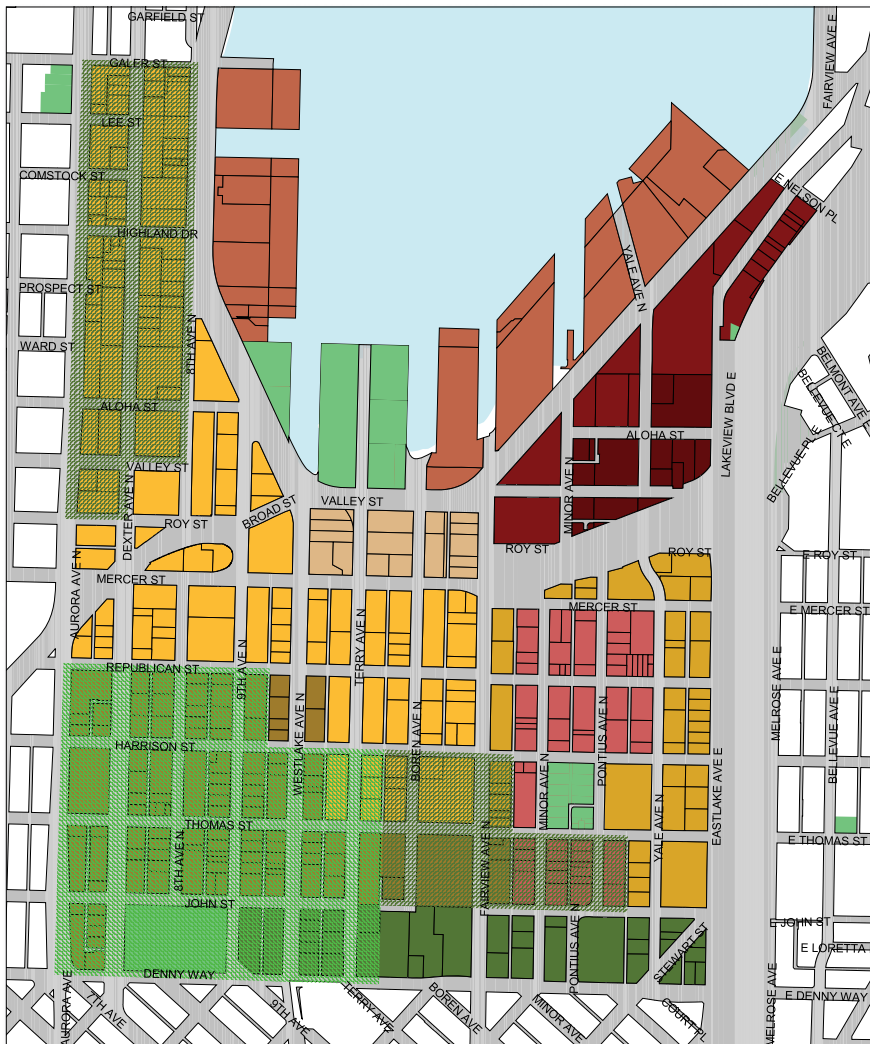
**SOUTH
LAKE
UNION**

NEIGHBORHOOD CHARACTER

3-D MODELING – LARGER AREA



Looking south over
Lake Union



South Lake Union Urban Center Option 2: Additional height allowed in larger area

Additional height allowed for residential
projects participating in incentive program
Up to 125 feet
Up to 240 feet

Base Zoning	
C2-40	SM-40
C2-65	SM-65
C2-85	SM-75
IC-65	SM-85
IC-85	SM-125
	SM/R 55/75



Looking southeast from
Queen Anne Hill



Looking east from the
Space Needle



Looking west from Capitol
Hill (Denny and Bellevue)

TRANSPORTATION

GOALS AND POLICIES 4

GOAL

6

A livable, walkable community that is well served by transit and easy to get around by foot, bike or transit.

POLICIES

17

Work with transit agencies to provide transit service to and through South Lake Union to meet growing demand and changing markets.

18

Promote a system of safe pedestrian and bicycle connections linking key activity areas and destinations, such as open spaces, schools and arts facilities.

GOAL

7

A transportation system that provides safe, convenient access to businesses, residences, and other activities in the neighborhood.

POLICIES

19

Collaborate with businesses, developers, housing providers and transit providers to reduce demand for automobile trips by making transit and other alternative modes attractive choices for residents and commuters.

20

Develop flexible off-street parking requirements that provide parking adequate to a building's occupants and encourage the use of transit, walking, bicycling and other non-automotive modes.

21

Encourage the efficient use of on-street parking for neighborhood businesses, residents and attractions through innovative parking management and pricing strategies.

TRANSPORTATION

GOALS AND POLICIES 5

GOAL

8

A well-connected neighborhood with bicycle, pedestrian, waterborne and vehicular access to adjacent neighborhoods.

POLICIES

22

Explore transportation improvements to link South Lake Union with its surrounding neighborhoods.

23

Seek to provide improved access to and connections across Aurora Avenue North that result in a more integrated and efficient transportation system for multiple transportation modes.

GOAL

9

A neighborhood with principal arterials that move people and freight efficiently through the neighborhood, support local access, and provide circulation for all modes.

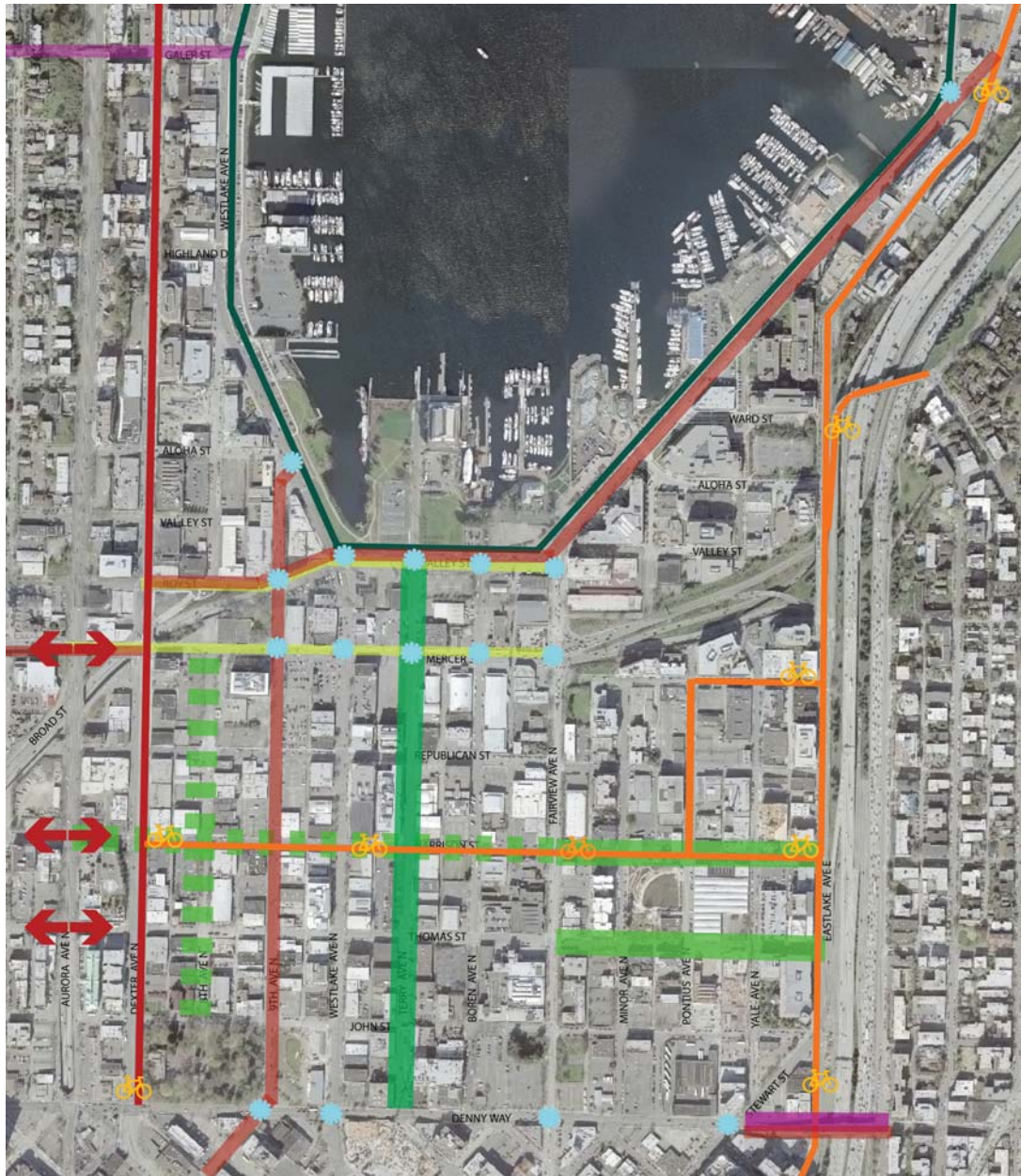
POLICIES

24

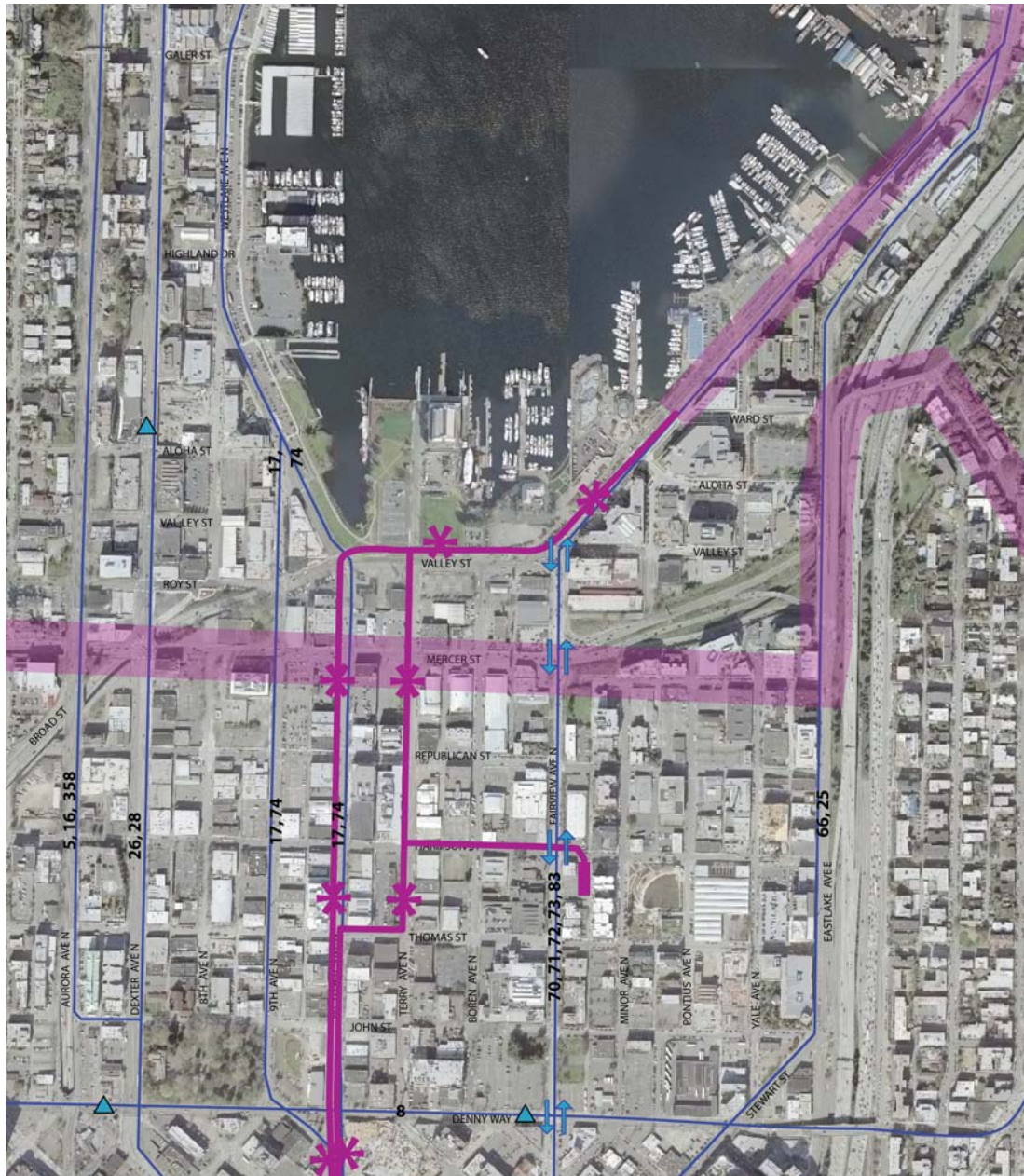
Create a street network that enhances local circulation and access for all modes of travel by balancing the need to move people and freight efficiently through the neighborhood with the need for increased accessibility and safety for pedestrians and bicyclists.

25

Encourage improvements to Mercer and Valley Streets that support development of Lake Union Park, improve neighborhood circulation for all modes, and move people and freight through this corridor.





KEY:		
Streetscape Improvements		
	Designated Green Streets (sidewalk widening around Cascade Playfield)	
	Proposed Pedestrian Enhancements	
	Terry Ave N Street Design Guidelines	
	Mercer/Valley Project	
Improved Connections to Adjacent Neighborhoods		
	Proposed new crossings of Aurora	
	Existing Galer Street Overpass	
	Add sidewalk	
Combined Bike and Pedestrian Improvements		
	Intersection Improvements	
	Existing Multi-Use Trail	
Bike Improvements		
	Improved Bike Wayfinding (specific locations tbd)	
	Existing bike lanes	
	Add bike lanes/path	
	Streets commonly used by bicyclists	






KEY:	
Streetcar Route	Existing Bus Route
Streetcar Base	Planned Transit Priority Signal
Streetcar Stop	Planned Bus Shelter
Desired Future Streetcar Route (exact route to be determined)	





Alaska Way Viaduct Replacement Project

-  New crossings across SR99
-  Improved access to SR99

Other Projects

-  Make Westlake and 9th Avenues two-way
-  Add left turn lanes on Thomas Street
-  New stoplights

Mercer Corridor Project

-  Make Mercer and Valley two-way
-  Improve access from Fairview to Mercer St. on-ramps

PARKS AND OPEN SPACE

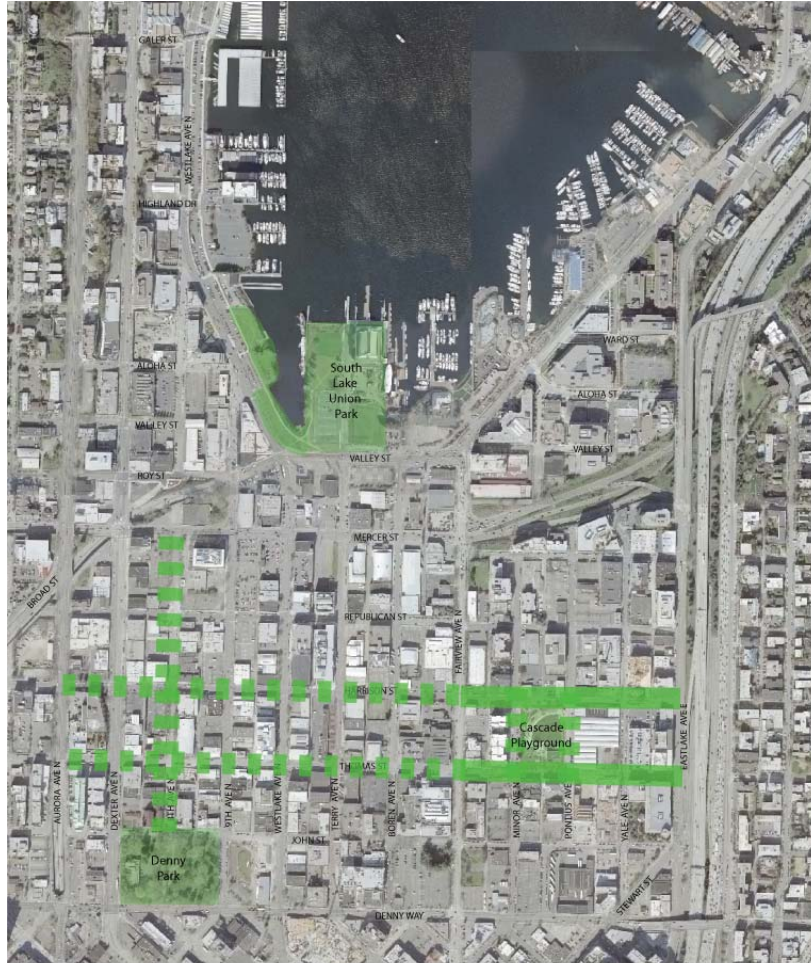
GOALS AND POLICIES 6

GOAL

- 10** Parks and open spaces provide an obvious and inviting purpose, accessible to and meeting the needs of an increasingly diverse neighborhood as it grows and changes.

POLICIES

- 26** Support South Lake Union Park as a local and regional waterfront attraction that celebrates the area's natural history and maritime history.
- 27** Support Cascade Playground and related facilities as a community resource and model for sustainable parks development.
- 28** Support Denny Park's historic character while identifying opportunities to encourage more use of the park.
- 29** Consider a variety of tools, including regulatory measures and joint projects with public agencies and private organizations, to provide for new open spaces to support the growth of the neighborhood.
- 30** Encourage the acquisition and development of public or private spaces that provide for active play and recreation.
- 31** Use visual and physical connections between open spaces, adjacent streets and surrounding activities to stimulate positive social interactions.
- 32** Identify opportunities for alternatives to traditional open spaces, including green streets and recognition and use of Lake Union as recreation and open space.



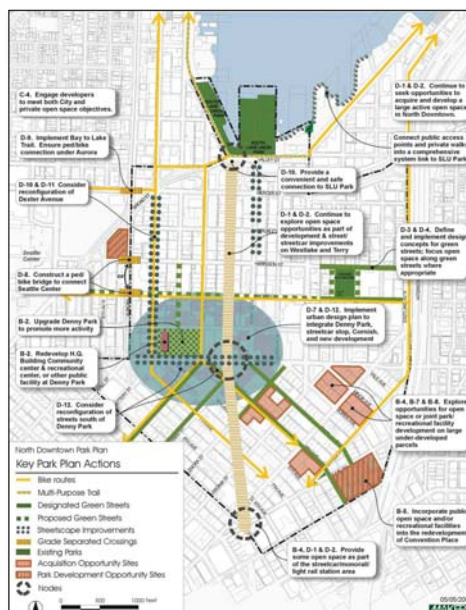
Denny Park



Cascade Playground Master Plan



Cascade Playground



North Downtown Park Plan



South Lake Union Park Master Plan



South Lake Union Park Wharf

HOUSING

GOALS AND POLICIES 7

GOAL

11 A wide range of housing types is integrated into the community accommodating households that are diverse in their composition and income.

POLICIES

33 Provide incentives to encourage housing for people across a range of incomes in a variety of housing types, particularly in mixed-income buildings.

34 Encourage affordable housing units throughout the community through new construction and preservation of affordable housing units.

35 Encourage both rental and ownership housing.

36 Promote housing, amenities, and services, including schools and childcare that will attract more families to move into the South Lake Union neighborhood.

GOAL

12 Housing in South Lake Union is affordable for and attractive to workers in South Lake Union, to enable people to live near their jobs.

POLICIES

37 Encourage employers to develop and participate in strategies that allow employees to live near their work.

38 Allow housing and businesses throughout South Lake Union to provide opportunities for people to work and live in the neighborhood.

39 Identify locations within South Lake Union that could be particularly concentrated to create viable urban residential communities.

40 Promote the development of live-work housing, especially when designed to meet the special needs of groups like artists and their families.

SOUTH LAKE UNION

HOUSING TYPES



Grandview Apartments, 409 Eastlake - An example of an historic apartment building



888 Beach, Vancouver, B.C. - an example of a high-density housing development with a townhouse platform and tower.



Denny Park Apartments at 230 Eighth Ave. N - an example of affordable housing. The rental units are targeted to families and individuals with incomes under 60 percent of the area median.



The Brewster Apartments, 133 Pontius Ave N - An example of an historic apartment building.



Dexter Apartments, 1215 Dexter Avenue N - An example of high-density, mixed-use rental housing



2200 Westlake Project: Mixed-use, high-density ownership housing in Denny Triangle



888 Beach, Vancouver, B.C. - An example of ground-oriented housing that works well for families with children.



Alley 24, 223 Yale Ave - an example of adaptive reuse, this project integrates historical elements from the New Richmond Laundry facility into the residential portion of the development.



1310 E. Union - A mid-rise, mixed-use building with eight live-work loft-style units



Residential Buildings

- Market-Rate Apartments
- Affordable Apartments
(received city funding)
- Condominiums
- Single Family

Total Existing
Under Construction

- Proposed

Total Existing and Proposed

Units

908
409
90
7
1,414
606
2,139
4,159

SUSTAINABLE DEVELOPMENT

GOALS AND POLICIES 8

GOAL

13

A neighborhood that acts as a model for sustainable redevelopment.

POLICIES

41

Encourage low-impact development and activities that can control consumption of resources, improve public health and safety, and provide for multiple environmental benefits.

42

Encourage careful stewardship of water quality in Lake Union, including strategies to improve the quality of water flowing into the lake.

43

Provide for a stable and reliable supply of electrical power to South Lake Union, which has facilities with unique load and service requirements, such as high technology and biotechnology research laboratories.

44

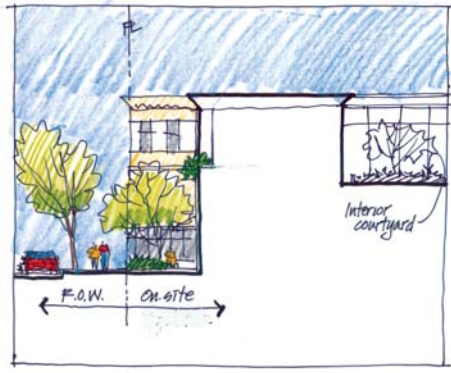
Explore new sources of energy for heating and cooling, renewable energy, distributed co-generation, and energy conservation, at the building, block and neighborhood level.

45

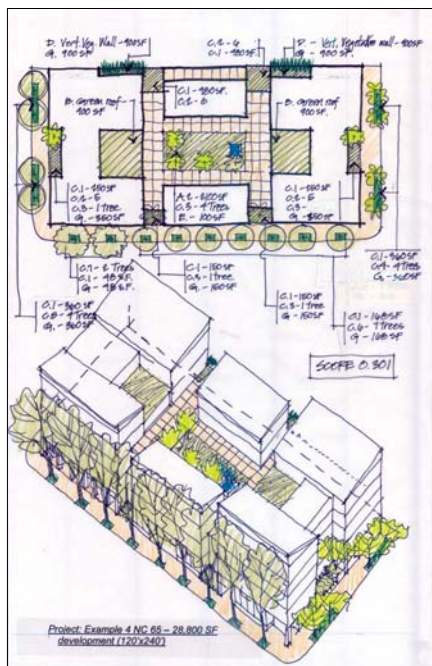
Encourage building designs that allow for public view corridors through the neighborhood to Lake Union and the Space Needle and natural light at street level.

46

Seek to increase tree coverage, reintroduce native plant species into the neighborhood, and provide for additional wildlife habitat appropriate to the urban environment.



The Seattle Green Factor is proposed as a new menu of landscaping strategies that will be required for all new development in neighborhood business districts. It is intended to increase the amount and quality of urban landscaping in the city while allowing increased flexibility for developers and designers to utilize their properties efficiently.

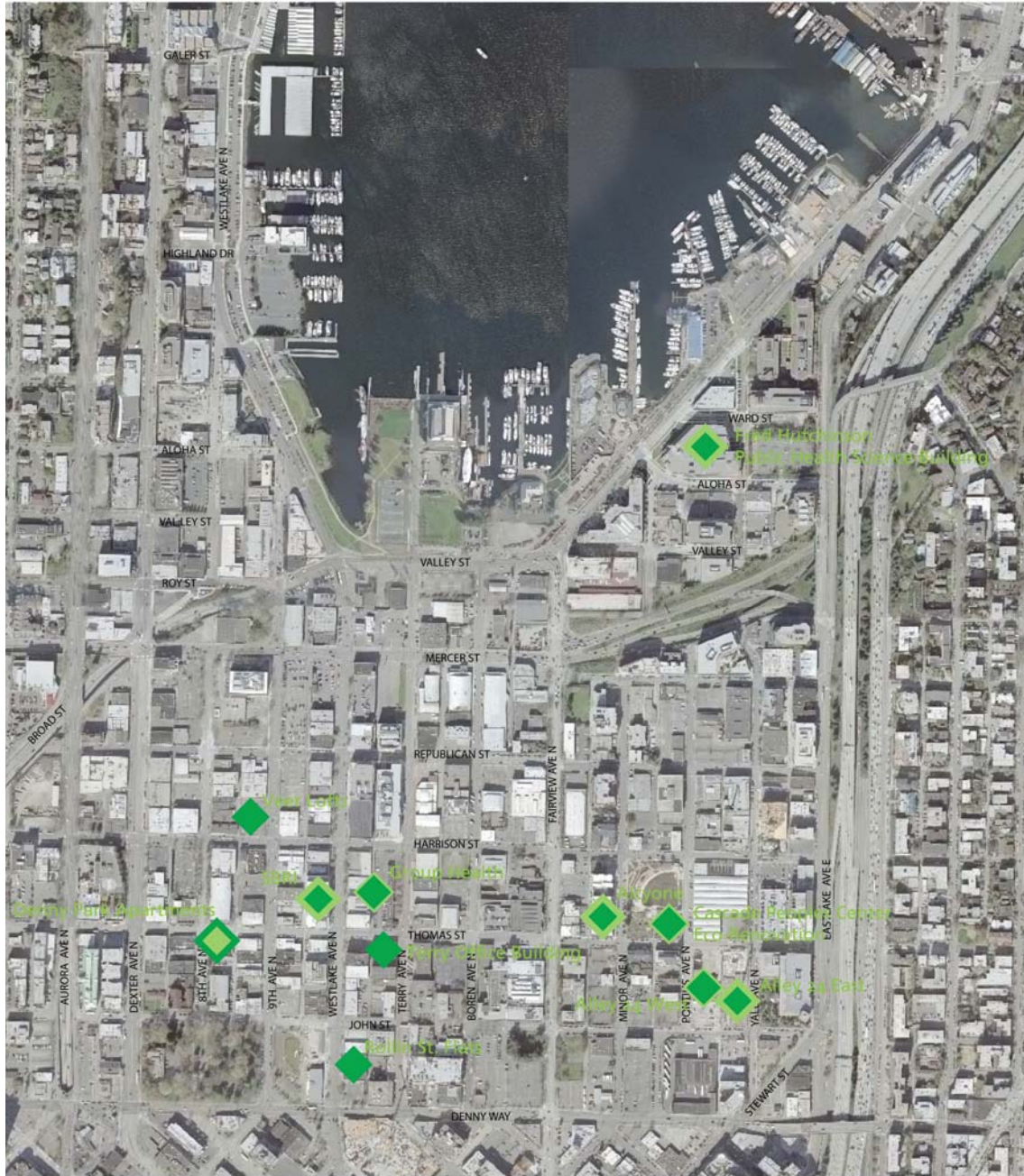


The Seattle Green Factor is currently proposed for neighborhood business districts, but not the Seattle Mixed zone. It would require 30% of a parcel in the NC and C zones to be vegetated or the equivalent by using the Seattle Green Factor. This new regulation encourages the planting of layers of vegetation and larger trees in areas visible to the public and in the public rights of way directly adjacent to the property. There are additional bonuses for using rainwater harvesting and/or low water use plantings. Use of larger trees, tree preservation, green roofs and even green walls are encouraged by this new requirement.

- Maximizes vegetation potential of right-of-ways and visible vegetation
- Rewards layering of plant material
- Rewards tree preservation
- Rewards larger street trees
- Rewards low water use
- Rewards landscapes visible to public in right-of-ways
- Provides flexibility for developer to meet the code

SOUTH LAKE UNION

GREEN BUILDINGS IN SOUTH LAKE UNION



KEY:



BuiltGreen™
Built Project



LEED®
Built Project



LEED®
Project Under Construction



LEED®
Project in Design & Planning



WHICH IS YOUR FAVORITE VIEW?

View of SLU from Galer Street Pedestrian Overpass



View towards Space Needle from South Lake Union Park (parking lot)



View of Downtown Skyline from South Lake Union Park



VOTE BY PLACING A DOT BY YOUR FAVORITE VIEW



View of Lake Union from Westlake Ave N



View of Lake Union from Terry Ave N



View from Bellevue Place Viewpoint



View from Melrose Ave & Harrison Street



View of Lake Union from Boren Ave N



View of Lake Union from Fairview Ave N



View from Cascade Park